151.0	0004	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	921,600 / 921,600
					USE VALUE:	921,600 / 921,600
					ASSESSED:	921,600 / 921,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG YUANNIAN
Owner 2:	ZHU LILI
Owner 3:	
Street 1:	23 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GALEN WILLIAM M & LISA -
Owner 2:	-
Street 1:	23 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,200 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 2757 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	409,300	3,500	508,800	921,600
Total Card	0.165	409,300	3,500	508,800	921,600
Total Parcel	0.165	409,300	3,500	508,800	921,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.34 | /Parcel: 334.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100483

GIS Ref

GIS Ref

Insp Date 04/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0004-0015.0

!11887!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	409,400	3500	7,200.	508,800	921,700	921,700	Year End Roll	12/18/2019
2019	101	FV	305,900	3500	7,200.	477,000	786,400	786,400	Year End Roll	1/3/2019
2018	101	FV	324,700	3500	7,200.	394,300	722,500	722,500	Year End Roll	12/20/2017
2017	101	FV	324,700	3500	7,200.	362,500	690,700	690,700	Year End Roll	1/3/2017
2016	101	FV	324,700	3500	7,200.	330,700	658,900	658,900	Year End	1/4/2016
2015	101	FV	289,400	3500	7,200.	324,400	617,300	617,300	Year End Roll	12/11/2014
2014	101	FV	289,400	3500	7,200.	301,500	594,400	594,400	Year End Roll	12/16/2013
2013	101	FV	289,400	3500	7,200.	286,800	579,700	579,700		12/13/2012

PRINT

Date	Time
12/11/20	02:01:05

LAST REV

Date	Time
02/26/20	09:11:33

danam

11887

USER DEFINED

Prior Id # 1:	100483
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GALEN WILLIAM M	70688-537		3/1/2018		951,000	No	No		
	13276-540		9/1/1977		43,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2019	1773	New Wind	7,800	C				
7/31/2002	627	Redo Kit	13,000	O		G4	GR FY04	
6/27/2002	511	Porch	8,000	O		G4	GR FY04	12X16 SCREENED POR

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
2/25/2009	Measured	372	PATRIOT
4/17/2000	Inspected	276	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Measured	263	PATRIOT
7/23/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	80.	0.88	9									508,798						508,800	

Total AC/HA: 0.16529 | Total SF/SM: 7200 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 508,798 | Spl Credit | Total: 508,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12912393
Const Adj.:	0.98990101
Adj $ / SQ:	145.304
Other Features:	109250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	502788
Depreciation:	93519
Depreciated Total:	409269

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

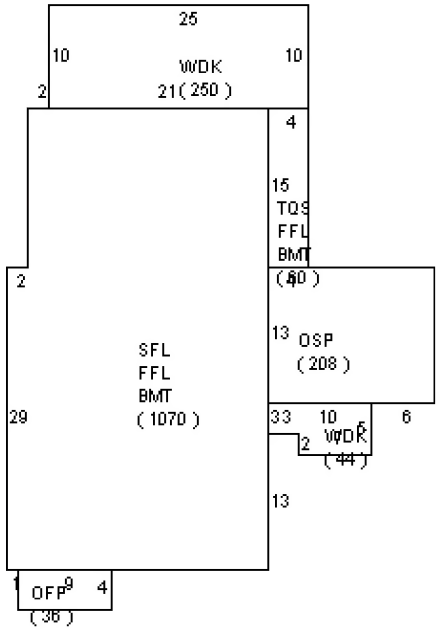
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.30
Special Features:	0	Val/Su Net:	106.04
Final Total:	409300	Val/Su SzAd	186.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,130	57.760	65,267
FFL	First Floor	1,130	145.300	164,193
SFL	Second Floor	1,017	145.300	147,701
WDK	Deck	294	9.310	2,736
OSP	Screen Porch	208	26.600	5,534
TQS	3/4 Story	45	145.300	6,539
OFP	Open Porch	36	43.560	1,568
	Net Sketched Area:	3,860	Total:	393,538
Size Ad	2191.5	Gross Are	3928	FinArea 2757

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0004-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1924	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500